

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE  
CATSKILL/DELAWARE UV FACILITY**

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## 4.3. VISUAL CHARACTER

### 4.3.1. Introduction

This section examines the potential effects of the proposed Catskill/Delaware UV Facility (UV Facility) project on the existing visual quality and character of the Eastview Site and surrounding study area. This analysis takes into consideration the proposed design characteristics that include building types, heights, and materials, along with topography and vegetation.

The study area for this Visual Character analysis includes the Eastview Site and an area extending roughly one-mile from the site, bounded by the Saw Mill River Parkway to the west, the Cross Westchester Expressway (I-287) and the southern edge of the Westchester Community College campus to the south, the Taconic State Parkway and Hillside Avenue (Route 100) to the east, and the Mid-Westchester Executive Park, Grasslands Reservation, and Gate of Heaven Cemetery to the north. The methodology used to prepare this analysis is presented in [Section 3.3, Data Collection and Impact Methodologies, Visual Character](#).

### 4.3.2. Baseline Conditions

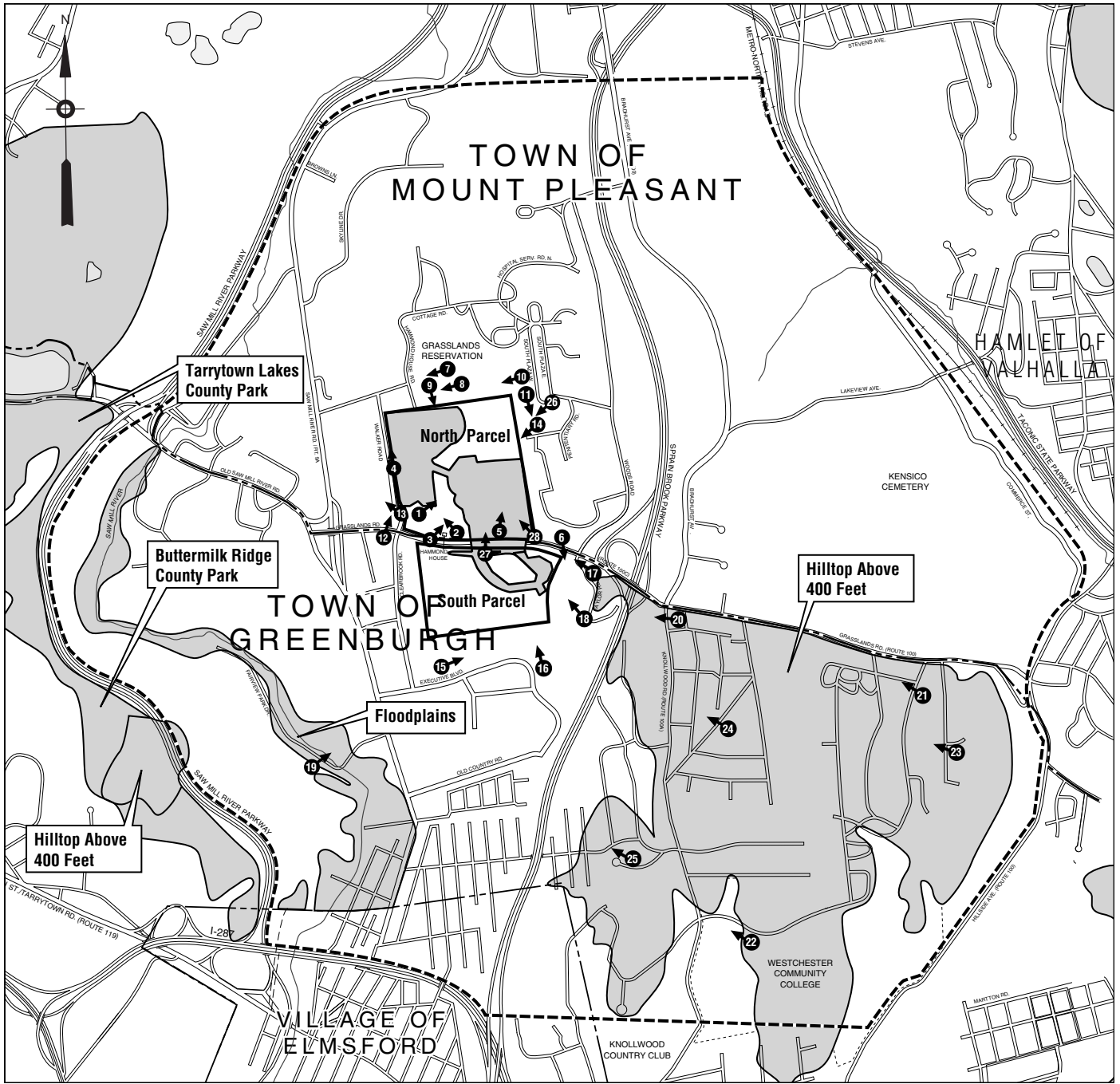
During site visits, photographs were taken from various vantage points to capture/present the visual character of the area. The vantage point selection was based on publicly accessible locations within the study area that represent views that could be altered by the proposed project. Although the study area extends approximately one mile from the Eastview Site, views were taken from publicly accessible locations that are generally located in close proximity because views of the Eastview Site diminish with distance. Photographs were taken during both the winter and summer months to account for changes in vegetation. [Figure 4.3-1](#) provides a key map for the photographs of the Eastview Site and study area.

#### 4.3.2.1. Existing Conditions

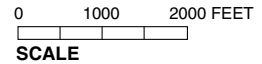
##### 4.3.2.1.1. Eastview Site

As depicted in [Figure 4.3-1](#), the Eastview Site is bisected by Grasslands Road (Route 100C). This three-lane roadway serves as a boundary between the Town of Mount Pleasant and the Town of Greenburgh. The Eastview Site is largely undeveloped with the exception of: (1) Delaware Aqueduct Shaft No. 19, situated on the eastern side of the north parcel with an access road off Route 100C; (2) the Catskill Aqueduct Connection Chamber (CCC), situated on the eastern side of the south parcel with an access road off Route 100C; (3) an electrical substation (owned and maintained by Con Edison), situated on the south parcel along Route 100C; (4) Con Edison's electrical transmission lines that run alongside the eastern edge of the south parcel; (5) a small NYCDEP laboratory building on the south parcel, and (6) the historic Hammond House, a private residence that is situated on the north parcel along Route 100C. The remainder of the site can be characterized as containing abandoned agricultural fields, which vary from early successional species to shrub-dominated openings and successional woodlots. These communities are interspersed with mature or maturing forest and wetland communities. Mine

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- Eastview Site
- Study Area
- CEA - Critical Environmental Area
- Photograph View and Reference Number
- Municipal Boundary
- Approximate Area Affected During Construction



## Key to Photographs Eastview Site

Brook, a tributary to the Saw Mill River, flows through the central portion of the property, from north to south, creating various wetland communities on the site.

***Town of Mount Pleasant.*** Most of the north parcel is currently undeveloped and covered with vegetation consisting of shrubs and patches of mature trees. The 83-acre parcel was once farmland and still holds remnants of masonry structures and a farm-like setting. Hammond House Road is a former two-lane road, which is now a tree-lined corridor that divides the parcel. The road runs north-south, sloping upwards slightly as it heads northward towards Dana Road. The unpaved private roadway retains remnants of the asphalt pavement ([Photograph 1 of Figure 4.3-2](#)). During the winter months, the 36-foot tall<sup>1</sup> Westchester County Department of Laboratories and Research (County Laboratory) building can be seen from the southern end of Hammond House Road. To the west of Hammond House Road are brush-covered fields and views of a ridgeline in the distance ([Photograph 2 of Figure 4.3-2](#)). East of Hammond House Road, fronting on Route 100C is the Hammond House, a farm house dating from the early 18th century ([Photograph 3 of Figure 4.3-3](#)). The two-story wood-frame house, which has a peaked roof and a front porch (supported by wood columns), faces a small grassy yard that separates the house from Route 100C. The areas north and east of the house's yard are brush covered.

On the northeastern portion of the parcel is a large forested wetland area. The area south of this large forested wetland is primarily wooded with small isolated wetlands. The southern boundary of the parcel is bordered by Route 100C; the historic Hammond House is located in the southwest portion of the site along the southern border of the parcel and partially screened from Route 100C by a row of small trees and hedges. Along the western edge of the parcel is Walker Road (formerly Bee-Line Boulevard), a two-lane road that provides access to the Westchester County Valhalla Campus (Grasslands Reservation) and the Westchester County (Bee-Line) Bus Facility. A low metal fence separates this road from the parcel ([Photograph 4 of Figure 4.3-3](#)).

Mine Brook, a narrow low-lying brook that runs roughly north-south, is east of the Hammond House and divides the parcel; the brook continues its course through a culvert under Route 100C and southward into the south parcel. The land slopes gently upward from the streambed. Immediately adjacent to both sides of the brook are elevated areas covered with trees. Near the easternmost edge, a narrow, paved road leads north from Route 100C to an existing shaft structure for the Delaware Aqueduct (Shaft No. 19) ([Photograph 5 of Figure 4.3-4](#)). Tall wooden utility poles with wires border the road. Not visible from Route 100C, the shaft house is a small, one-story concrete structure that is set on elevated ground and surrounded by low grass and overgrown brush, which are common groundcover across most of the Eastview Site.

***Town of Greenburgh.*** The south parcel totals 66-acres and contains densely wooded areas, wetlands, and brush cover. Vegetation around Mine Brook, which continues along its north-south course, is mainly hardwood forest. As on the north parcel, the land slopes gently upward from the streambed. Near the center of the parcel, a former drainage ditch and the

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<sup>1</sup> Westchester County Department of Public Works. May 4, 2004.



**Photograph 1** - View north along Hammond House Road with Westchester County Department of Laboratories and Research building in the background.



**Photograph 2** - View northwest from Hammond House with ridgeline in the background.

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## Visual Character Eastview Site

Catskill/Delaware UV Facility

Figure 4.3-2



**Photograph 3 - View of the Hammond House.**



**Photograph 4 - View north on Walker Road. Western edge of Eastview Site.**

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## Visual Character Eastview Site

Catskill/Delaware UV Facility

Figure 4.3-3



**Photograph 5** - View north of entrance to access road to Shaft No.19.



**Photograph 6** - View south of transmission lines near Grasslands Road near Catskill Connection Chamber.

## Visual Character Eastview Site

remains of a portion of a stone wall are present. Currently, an overgrown pathway provides access to this portion of the parcel. The Catskill Aqueduct is located beneath the eastern edge of the south parcel. This part of the Eastview Site is also under a permanent easement with Con Edison, which contains high-voltage towers carrying overhead electrical transmission lines. These overhead transmission lines are visually prominent (Photograph 6 of Figure 4.3-4). In addition, a wooded area along the eastern side of the south parcel forms a barrier between a majority of the site and the houses along the border of the parcel. These houses are located topographically higher than the south parcel and would have a view of the portion of the site containing the existing Catskill Connection Chamber (CCC) (Photographs 7 and 8 of Figure 4.3-5). On the western and southern edges, commercial and industrial developments line the parcel.

#### 4.3.2.1.2. Study Area

**Town of Mount Pleasant.** As described in Section 4.2, Land Use, Zoning and Public Policy, the north parcel is surrounded to the north, east, and west by the Grasslands Reservation. The Grasslands Reservation is a large landscaped campus containing medical facilities, transportation and public safety facilities, and a correctional complex (the Westchester County Correctional Complex). Numerous buildings are set on grassy plots surrounded by landscaped lawns and trees. They are connected by paved roads, including two primary roads that extend through the campus, Dana Road and Woods Road. The medical buildings are primarily of late 20th century construction with flat roofs. However, a few of the buildings making up the New York Medical College are mid-19<sup>th</sup> Century buildings with peaked roofs. These buildings mostly have brick facades and range in height from two to four stories (Photograph 9 of Figure 4.3-6) and are adjoined by large paved parking lots. The back of the County Laboratory (Photograph 10 of Figure 4.3-6) faces the northern property line of the Eastview Site (Photograph 11 of Figure 4.3-7). To the east of the County Laboratory, a parking lot is located adjacent to the northeast corner of the Eastview Site (Photograph 12 of Figure 4.3-7). The modern, brick Westchester County Correctional Complex is close to the eastern side of the project site. Double-height floors of the Penitentiary make this building the equivalent of 10 stories (120 feet tall).<sup>2</sup> Near the Westchester County Correctional Complex is the tallest structure on the campus, a thin, tapering steel telecommunications tower that is 490 feet tall (Photograph 13 of Figure 4.3-8). The tower is visible from many locations in the study area, including from areas within Grasslands Reservation, such as the intersection between Walker Road and Route 100C (Photograph 14 of Figure 4.3-8) and the Cross Westchester Executive Park south of Route 100C. Dana Road, a two-lane road that extends east-west through Grasslands Reservation from Saw Mill River Road (Route 9A) along the northern portion of the campus, is bordered by standard metal light poles and wooden utility poles with overhead wires. Woods Road, a winding service road located east of the north parcel, provides access to Grasslands Reservation from Route 100C.

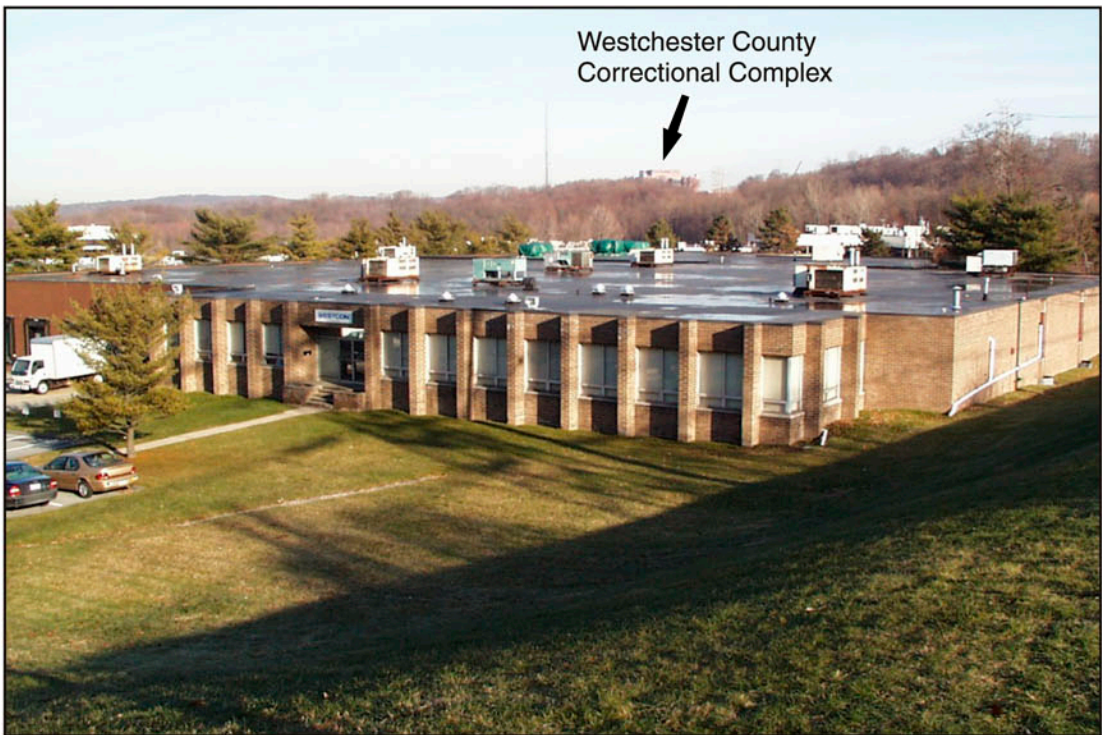
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<sup>2</sup> Westchester County Department of Public Works. December 29, 2003.





**Photograph 7** - View east near Executive Boulevard with Eastview Site to the left.



**Photograph 8** - View northwest on Executive Boulevard toward the Eastview Site.

## Visual Character Eastview Site



**Photograph 9** - View west of Westchester County Valhalla Campus (Grasslands Reservation).



**Photograph 10** - View west of rear of Westchester County Department of Laboratories and Research building adjacent to northern edge of Eastview Site.

## Visual Character Eastview Site



**Photograph 11** - View south from rear of the Westchester County Department of Laboratories and Research building.



**Photograph 12** - View west of Eastview Site from Grasslands Reservation.

## Visual Character Eastview Site



**Photograph 13** - View south of the Correctional Facility and telecommunications tower from northeast corner of Eastview Site.



**Photograph 14** - View northeast of Eastview Site and telecommunications tower from Grasslands Road/Walker Road intersection.

## Visual Character Eastview Site

To the west of the north parcel is the Bee-Line Bus Facility and the Westchester County Fire Training Center ([Photograph 15 of Figure 4.3-9](#)). The bus facility, located at the corner of Route 100C and Walker Road, is a modern looking, relatively low, but large flat-roofed garage for bus storage. North of the bus facility is the Fire Training Center. The center includes various fire training props, including a burn house. The burn house is a narrow four-story structure surrounded by a large paved area. Besides these facilities, the area is largely undeveloped. The proposed location of the UV Facility is not visible from the Westchester County Fire Training Center to the west or from the County Laboratory to the north. However, the proposed location of the UV Facility is visible from the Westchester County Correctional Complex to the east ([Photograph 16 of Figure 4.3-9](#)).

***Town of Greenburgh.*** The south parcel is bordered by the Cross Westchester Executive Park to the south and west and residences to the east. The Cross Westchester Executive Park is a corporate campus of modern commercial and industrial buildings with masonry and glass facades. The low, modern buildings are situated along winding roads adjacent to large paved parking lots ([Photograph 17 of Figure 4.3-10](#)). The Executive Park has access from Route 100C via Clearbrook Road, which borders the western edge of the parcel. Views from the Executive Park include the entire Eastview Site, as well as the Correctional Complex and telecommunications tower on Grasslands Reservation ([Photograph 18 of Figure 4.3-10](#)).

To the east of the south parcel is a small residential development on Taylor Road, which is bordered by tall utility poles with overhead wires and streetlights. Along both sides of this winding cul-de-sac are primarily one- and two-story brick and frame houses with peaked roofs. The houses typically have attached garages accessed by paved driveways and landscaped front lawns with mature trees. Some of the properties have small out buildings behind the houses and swimming pools.

***Outer Portions of the Study Area.*** To the northwest of Grasslands Reservation is the Mid-Westchester Executive Park. Another office park (Landmark Property) is located west of the Eastview Site, across Route 9A. The Eastview Site is not visible from the Landmark Property or Mid-Westchester Executive office parks.

To the east of the Eastview Site is the Sprain Brook Parkway, a four-lane north-south highway. The Sprain Brook Parkway is at a lower elevation than the Eastview Site, therefore the site is not visible from the parkway. The area east of the Sprain Brook Parkway up to the eastern boundary of the study area is largely occupied by the Kensico and Gate of Heaven Cemeteries. The cemeteries are at a much lower grade than the Eastview Site. Therefore, the site is not visible from the cemeteries.

Two important visual resources are located on the eastern and western borders of the study area: the Taconic State Parkway and the Saw Mill River Parkway. The Taconic State Parkway, winding and landscaped, is a historic motorway that carries four lanes of traffic on the eastern border of the study area. Similarly winding and landscaped, the Saw Mill River Parkway forms



**Photograph 15** - View northwest of the Bee-Line Bus Facility with the Westchester County Fire Training Center in the background.



**Photograph 16** - View west toward Eastview Site from Westchester County Correctional Complex.

## Visual Character Eastview Site



**Photograph 17 - View northwest on Taylor Road.**



**Photograph 18 - View northwest toward the Eastview Site from Taylor Road.**

## **Visual Character Eastview Site**

the western boundary of the study area, running north-south through both the Towns of Mount Pleasant and Greenburgh. The Eastview Site is not visible from either parkway.

There are several Critical Environmental Areas (CEAs) that have been designated by the Town of Greenburgh both within and just outside of the study area for the proposed project. The locations of these CEAs are identified on [Figure 4.3-1](#). In the southwest quadrant of the study area, there is a CEA that contains floodplains associated with the Saw Mill River. This area also contains several industrial uses along Fieldcrest Drive, Waterside Drive, and Fairview Park Drive, all of which are off Route 9A. Views of the Eastview Site from this CEA are shielded by intervening vegetation and topography ([Photograph 19 of Figure 4.3-11](#)). Within the southeast quadrant of the study area, there is a CEA that contains hilltops with elevations ranging over 400 feet above sea level. This area contains the Westchester Community College campus, the Hebrew Hospital Home of Westchester, and several residential neighborhoods along Knollwood Road, none of which have direct views of the Eastview Site ([Photographs 20 through 25 of Figures 4.3-11 through 4.3-14](#)). Just outside of the study area to the west, beyond the Saw Mill River Parkway, are three additional CEAs: two County parks (Buttermilk Ridge County Park and Tarrytown Lakes County Park) and a hilltop above 400 feet within Buttermilk Ridge County Park. In addition, although it is not designated as a CEA, the Town of Greenburgh is currently developing a trail system immediately south of Buttermilk Ridge County Park and east of the Hackley School. Although outside of the study area, these CEAs may have views of the Eastview Site, particularly from the hilltop within Buttermilk Ridge County Park. However, vegetation in these densely wooded parks would obscure most views of the site.

#### **4.3.2.2. *Future Without The Project***

The Future Without the Project considers the anticipated peak year of construction (2008) and the first full year of operation (2010) for the proposed project. The anticipated peak year of construction is based on the peak number of workers.

The Future Without the Project considers two scenarios: one in which the NYCDEP Croton Water Treatment Plant (Croton project) is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. By the peak construction year, two additional NYCDEP projects could be located on the Eastview Site, namely a NYCDEP Police Precinct and possibly an NYCDEP East-of-Hudson Administration/Laboratory Building<sup>3</sup>. The Police Precinct would be located in the southwest corner of the north parcel. The location of the Administration/Laboratory Building is less certain, however, since the Eastview Site is one of several properties currently being evaluated as a possible site for this facility. The siting decision and environmental impact analyses of the Administration/Laboratory Building project is a separate action from the proposed project and would undergo its own independent environmental review. In addition to these projects, NYCDEP's Kensico-City Tunnel may be under construction at the Eastview Site starting in 2009. Therefore, the 2010 analysis year considers the possibility of this project. All of these NYCDEP projects are analyzed to the extent to which information is currently available. They

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<sup>3</sup> This depends on the results of a siting evaluation, which is currently ongoing. The siting decision would be evaluated and disclosed as part of a separate independent environmental review.





**Photograph 19** - View northeast toward the Eastview Site from Fairview Park Drive in Floodplain CEA.



**Photograph 20** - View west toward the Eastview Site from Route 100C at Arthur Lane in Hilltop CEA.

## Visual Character Eastview Site



**Photograph 21** - View northwest toward the Eastview Site from Westchester Community College Campus (north side) in Hilltop CEA.



**Photograph 22** - View northwest toward the Eastview Site from Westchester Community College Campus (south side) in Hilltop CEA.

## Visual Character Eastview Site



**Photograph 23** - View northwest toward the Eastview Site from Hebrew Hospital Home driveway in Hilltop CEA.



**Photograph 24** - View northwest toward the Eastview Site from Buena Vista Drive in Hilltop CEA.

## Visual Character Eastview Site



**Photograph 25** - View northwest toward the Eastview Site from Heather Lane in Hilltop CEA.

## Visual Character Eastview Site

are all separate actions from the proposed project and would undergo their own independent environmental reviews.

#### **4.3.2.2.1. Without Croton Project at Eastview Site**

**Eastview Site.** Visual resources and urban design in the area surrounding the proposed UV Facility location are not anticipated to change substantially by the year 2010, the initial year of operation for the proposed UV Facility. A majority of trees and vegetation on the north parcel would remain intact through 2010.

By the anticipated year of peak construction, a proposed NYCDEP Police Precinct is planned to be constructed on the southwest corner of the north parcel. Construction of the proposed NYCDEP Police Precinct would alter the appearance of the parcel from Route 100C.

By the anticipated year of operation, the Kensico-City Tunnel (KCT) project could be under construction at the Eastview Site (set to begin in 2009); it could temporarily alter the visual character of the site during construction, depending on where the staging area for this project is located. South of Route 100C, undeveloped portions of the south parcel would remain largely unchanged; however, it is possible that a water storage basin in association with the KCT would be located in Greenburgh. After it is completed, however, the tunnel and its appurtenances would be underground, with no aboveground visible structures. At this time, this project is in the early engineering planning stages and no detailed information is available. Depending on where it is sited, and if constructed on the Eastview Site, a possible Administration/Laboratory Building may also alter the appearance of the parcel. This project, in addition to the projects mentioned above, would be subject to their own independent environmental reviews.

**Study Area.** Visual resources and urban design in the study area are anticipated to change by the year 2010, the initial year of operation for the proposed UV Facility.

Town of Mount Pleasant. In Grasslands Reservation to the north, the introduction of new and expanded structures, particularly the proposed Biotech Center, would increase the urban character of the campus. Immediately north of the Eastview Site, the County Laboratory could be expanded by 15,000 square feet, further contributing to the more developed appearance of the study area. To the west, an 113,540 sq. ft. Home Depot could be introduced to the study area.

On the site, views of the proposed development area from the Bee-Line Bus Facility and other parts of Grasslands Reservation would be screened by existing vegetation.

Town of Greenburgh. Proposed projects within the study area in the Town of Greenburgh include building new office buildings and expanding existing facilities at places such as the Landmark at Eastview. These construction projects shall not substantially affect the visual character of the surrounding areas from that which is described above under existing conditions due to the already developed nature of those areas.

#### **4.3.2.2.2. With Croton Project at Eastview Site**

**Eastview Site.** In addition to the projects described above, the Croton project (an additional NYCDEP project) could be developed on the north parcel, depending on the outcome of legal challenges to the preferred Mosholu Site. Should the Mosholu Site be determined not to be viable, the Croton project could move forward at the Eastview Site. If the Croton project were constructed on the Eastview Site, it would change the currently undeveloped heavily vegetated character of the property.

In this scenario, with the Croton project being constructed on the north parcel, in the northwestern portion of the site, the visual resources and urban design in the area surrounding the Eastview Site are not anticipated to change substantially by the year 2010; the initial year of operation for the proposed plant.

By the anticipated year of peak construction, the proposed Croton project would be under construction. The construction site would take up approximately 30 acres. At this point of construction, approximately 652 construction workers and 192 trucks would be utilizing the Eastview Site. Some vegetation in the northwest corner would be permanently cleared to allow the Croton project to be constructed. During construction, a portion of the existing vegetation in the northwest corner would be removed, with the exception of some of the trees along Hammond House Road. Following the removal of vegetation, the project area would be visible from Dana Road and Walker Road. After construction, landscaping plans would introduce an elevated berm, and a vehicle interdiction wall would prevent views directly across the Eastview Site from Walker Road. The vehicle interdiction wall and landscaped grounds around the Croton project would be in character with features on the Grasslands campus and neighboring office parks.

By the anticipated year of operation, the proposed Croton project would include one building located in the northwest corner of the 83-acre parcel. The main treatment building would be 65 feet above grade and cover a rectangular footprint of approximately 262,000 square feet on a 12-acre area. A vehicle inspection facility, including small guard booths and vehicle screening buildings, would be located farther south to regulate access to the Croton project. A vehicle interdiction wall would follow the property line around the complex along the north side of the site, west to Walker Road, and south along the road before jogging at a right angle east to the vehicle inspection facility. Vegetative buffering such as thick foliage, shrubs or other types of screening around the north and west boundaries of the Croton project would not be introduced because of security concerns.

**Study Area.** The visual resources and urban design in the study area with the introduction of the Croton project are anticipated to change in a similar fashion as they would without the Croton project. Although the northwest corner of the site would change from a field to a water supply facility, the general visual character of the area, which can be described as light industrial/institutional, would remain. The introduction of the Croton project to the north parcel would be visually compatible with the surrounding uses such as the Grasslands Reservation, the Westchester County Correctional Complex, and Westchester Medical Center. Views from areas surrounding the Eastview Site are anticipated to change since the northwest corner of the site

would change from a natural field to a 12 acre developed area containing the Croton project and associated parking and landscaped areas.

### **4.3.3. Potential Impacts**

#### ***4.3.3.1. Potential Project Impacts***

The anticipated year of operation for the proposed UV Facility is anticipated to be 2010. Therefore, potential project impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project at the Eastview Site for the year 2010 for both of these scenarios.

##### ***4.3.3.1.1. Without Croton Project at Eastview Site***

***Eastview Site.*** The proposed UV Facility would consist of a main disinfection building, a North Forebay superstructure, a South Forebay structure, a Shaft No. 19 superstructure, an electrical/generator building, a guard house, the rehabilitated Catskill Connection Chamber (CCC) (with a small surface access structure), and a possible a new CCC (with a small surface access structure). A pump station could also be constructed along Route 100C to provide the Town of Mount Pleasant with UV treated water (see [Section 7, Alternatives](#), for further information about this option). The guard house is the only structure to be located on the west side of the north parcel; the other above grade structures (which would include the main disinfection building, the electrical/generator building, the North Forebay and Shaft No. 19 structures, and possible pump station) would be located on the east side of the parcel in the vicinity of Shaft No. 19.

***UV Building.*** The UV Building, which houses the water treatment facilities, would be a linear structure, oriented in an east to west direction and would cover a rectangular footprint of approximately 82,000 square feet. The barreled roof would be an average of 35 ft high above final grade ([Photograph 26 of Figure 4.3-15](#)). A barreled standing-seam metal roof would define the massing of the UV Building support areas, while providing appropriate space within for the required equipment. The administrative/personnel block would have a “flat” roof with consideration given to having photovoltaic arrays facing south, providing visual interest. The south walls of the support block and the administrative block would extend past the building to visually anchor the building to the site and, acting as retaining walls, to provide for grading transitions. Openings in these walls would express their function as screens. The south glazed enclosure wall of the administrative block would be recessed behind the main structural wall to provide solar shading and enhance security.

The pattern of pre-cast concrete panels enclosing the UV Building support block and Shaft No. 19 Structure would reinforce a sense of visual organization. A band of louvers around the support block would accommodate required intakes and exhausts, while expressing the horizontal character of the building and making the roof appear to “float” above the structure. Much of the facility would be “earth sheltered,” emphasizing its relationship to the site and its topography. Retaining walls would extend to the north and south of the UV Building’s eastern end to separate these varying grades. The wall materials of the UV Facility and retaining walls

would be reinforced concrete, in a scored or texture pattern, to express a sense of solidity and a “grounded” quality. The south walls at the UV Buildings support and administrative blocks would be clad in natural stone or stone-like material to express a relationship to the natural site.

Roofs that are generally at the level of adjoining grade are intended to be “green.” These “green” roofs have environmental benefits, while further integrating the project with the landscape. Other roof areas would either have gravel surfacing or be made of a stainless steel that weathers to a slate gray color with exposure to atmospheric conditions.

North Forebay, South Forebay, and Shaft No. 19. The North and South Forebay structures would be arranged along a north-south axis, and would be parallel to the east property line, relatively close to the Westchester County Correctional Complex. The forebay structures would handle and convey raw and treated water to and from the distribution system and the disinfection facility. The North Forebay structure would cover a square footprint of approximately of 31,000 square feet. The structure would stand on average a maximum height above grade of 20 ft. The South Forebay structure would cover a square footprint of approximately of 7,400 square feet and would be “buried” within the natural grade or sloped earth berms. The exposed roof of the structure would emerge from grade at Elev. 360. The Shaft No. 19 superstructure would enclose a bridge crane over Shaft 19 with its roof at approximately 20 ft. above grade (max). The structure would cover a footprint of approximately of 15,000 square feet.

Electrical/Generator Building. The electrical/generator building would cover a rectangular footprint of approximately 12,000 square feet and stand approximately 25 ft high above final grade. The electrical/generator would be treated similarly to the other UV Facility buildings with smooth and textured pre-cast concrete walls, aluminum or stainless steel louvers, stainless steel roof railings, etc. A stainless steel mesh fence would enclose the transformers.

Catskill Connection Chamber. On the south parcel, the Catskill Connection Chamber (CCC) would be rehabilitated and expanded as part of this project. This expansion would include a small access building above the CCC. Additionally, a treated water conveyance would be constructed to convey treated water to the Catskill Aqueduct, connecting at the CCC on the south parcel. The conduits would be located below grade. Additionally, a pressurized raw water conveyance could be constructed to convey raw water from the Catskill Aqueduct on the south parcel to the proposed UV Facility if the decision is made not to build a pressurized Catskill Tunnel ; these conduits would also be below grade. This conveyance would extend below grade from a new CCC, located north of the existing CCC on the south parcel, along the eastern edge of the Eastview Site to the Shaft No.19 area. A small structure would also be constructed to provide surface access to the new CCC. The construction of both conveyance systems would result in the excavation and leveling of existing topography and vegetation along either route, thereby producing a view of the proposed UV Facility from Route 100C ([Photographs 27 & 28 of Figures 4.3-16 & 17](#)). These views would not be considered adverse since they would fit in with the developed context of the surrounding area.

It is not anticipated that the proposed UV Facility would have any adverse visual or contextual impacts on the Hammond House. There would be no project construction within approximately



400 feet of the historic resource, and all of the above-grade structures would be located at least 600 feet to the northeast. Since the proposed above-grade UV Facility structures and the access road would not be located in the Hammond House's immediate vicinity, distance and intervening vegetation would limit their visible relationship. Landscaping would reinforce the topography and vegetative coverage of the site, while providing screening for the facility ([Photographs 29 of Figure 4.3-18](#)).

A vehicle inspection facility, including a guard booth and vehicle screening buildings, would be located to the west of the proposed UV Facility on the entrance road to the facility leading from Walker Road. The guard house would be located west of the UV Facility; this structure would provide an enclosure for security personnel and equipment to screen vehicles entering the site. Roadways in this area would be arranged to prevent direct vehicular access to the UV Facility. Screening devices would also be provided at this area.

In addition, NYCDEP could construct a pumping station adjacent to Route 100C, in order to provide the Town of Mount Pleasant with UV disinfected water (see [Section 7, Alternatives](#), for more information regarding this method of conveying treated water to the Town of Mount Pleasant). UV treated water could also be supplied to the Town via a separate UV Facility that could be constructed at the Town's Stevens Avenue Storage Tanks. See [Section 5.1, Kensico Reservoir Work Sites](#), for more information regarding this method of conveying treated water to the Town of Mount Pleasant.

From view points along Walker Road, it is anticipated that the UV Facility would not be visible due to the existing vegetation along Mine Brook that would not be disturbed as part of the proposed project.



Photograph 26 - Future Without the Project.



Photograph 26 - Future With the Project.

# Visual Character Eastview Site

Catskill/Delaware UV Facility

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**Photograph 27 - Future Without the Project.**



**Photograph 27 - Future With the Project.**

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## Visual Character Eastview Site

Catskill/Delaware UV Facility



Photograph 28 - Future Without the Project.



Photograph 28 - Future With the Project. UV Facility is not visible from this viewpoint.



**Photograph 29 - Future Without the Project.**



**Photograph 29 - Future With the Project.**

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## Visual Character Eastview Site

**Catskill/Delaware UV Facility**

Landscaping. Landscaping would be provided to reinforce the natural qualities of the site and to act as screening where appropriate. The portion of the roof over the structure where no superstructure is present would be covered with earth to blend in with the surrounding vegetation, forming a “green roof”. In addition, the areas used for temporary staging and stockpiling would be restored. New trees would be planted, a stormwater detention system would be built, new paved areas would be added and the remaining area would be landscaped (see [Section 4.14, Natural Resources](#) for further details regarding disturbance of vegetation and [Section 4.15, Water Resources](#) for discussion of the proposed detention system). The landscaping plan would be developed to restore the surrounding area that would resemble the institutional and office park development setting of the study area.

The landscaping plan’s design features would include site perimeter barriers at the Eastview Site. These include cable barriers to be installed along the northern perimeter from Mine Brook to the Walker Road property boundary and then south along the western perimeter of the project site. Additionally, along the perimeter where cable barriers would be installed, 30 foot wide ditches would also be constructed between the cable barriers and roadways. The roadway side of the ditches would be lined with rip rap. The only break in the cable barriers would be at the Walker Road entrance. The main entrance would be surrounded by Jersey barriers. Along a portion of the eastern perimeter, cable barriers would also be installed. All of the above mentioned barriers would be installed prior to site disturbance and would be considered a construction impact as well as a project impact. Due to security concerns, vegetative buffering such as thick foliage around the north and west boundaries of the Eastview Site would not be introduced.

Further landscaping opportunities are somewhat limited based on security requirements at the Eastview Site, the need to maintain an open visibility within the site, and future possible uses for the site. Most of the site is intended to have open views throughout, with primary emphasis on limiting the number of visual obstructions. To accomplish these goals, the landscaping plan has been developed as follows: Trees along Walker Road would be clustered whenever possible to screen view of the UV Facility. One dense cluster would be on the northwestern property corner at the northern edge of the disturbance limits. This is where the adjacent roadway topography would be at its highest. A concentration of evergreens at this location would tend to screen the proposed facility from this view point. A second dense evergreen cluster along the west property line would occur at the southern limits of disturbance, directly across from the entrance to the Bee-Line Bus Facility. A variety of trees at the main entrance have been selected to clearly mark the new curb cut on Walker Road. A few large diameter deciduous trees would be planted on either side of the entrance with a clustering of flowering trees nearby.

Evergreens would be clustered along the eastern property line adjacent to the Westchester County Correctional Complex. Occasional clustering of deciduous trees would be further south along the eastern property boundary, closer to Route 100C. At the emergency road curb cut, flowering trees would be added on either side at its terminus with Route 100C. Flowering trees and wild flower plants would be added to the traffic island southeast of the parking area and at the entrance to the parking area. Small clusters and individual deciduous trees would be added to locations within the site where security would allow such plantings to occur.

As discussed in [Section 4.3.2.2.1](#), Future Without the Project, Without the Croton Project at Eastview Site, the proposed NYCDEP Police Precinct, located along the view corridor of Route 100C, would alter the appearance along the southwest corner of the north parcel. Development associated with the KCT project could also contribute to an alteration of the view of the Eastview Site. The addition of the proposed UV Facility would continue the transition of the site from a natural undeveloped area to a light-industrial water supply complex. With the Police Precinct, the KCT, and the proposed UV Facility, the site would be largely developed with the exception of the northern portion of the site as well as the trees surrounding the Hammond House. The proposed UV Facility development on the site would be consistent with the scale and character of the surrounding area and therefore is not anticipated to result in a significant adverse impact to the visual character of the site.

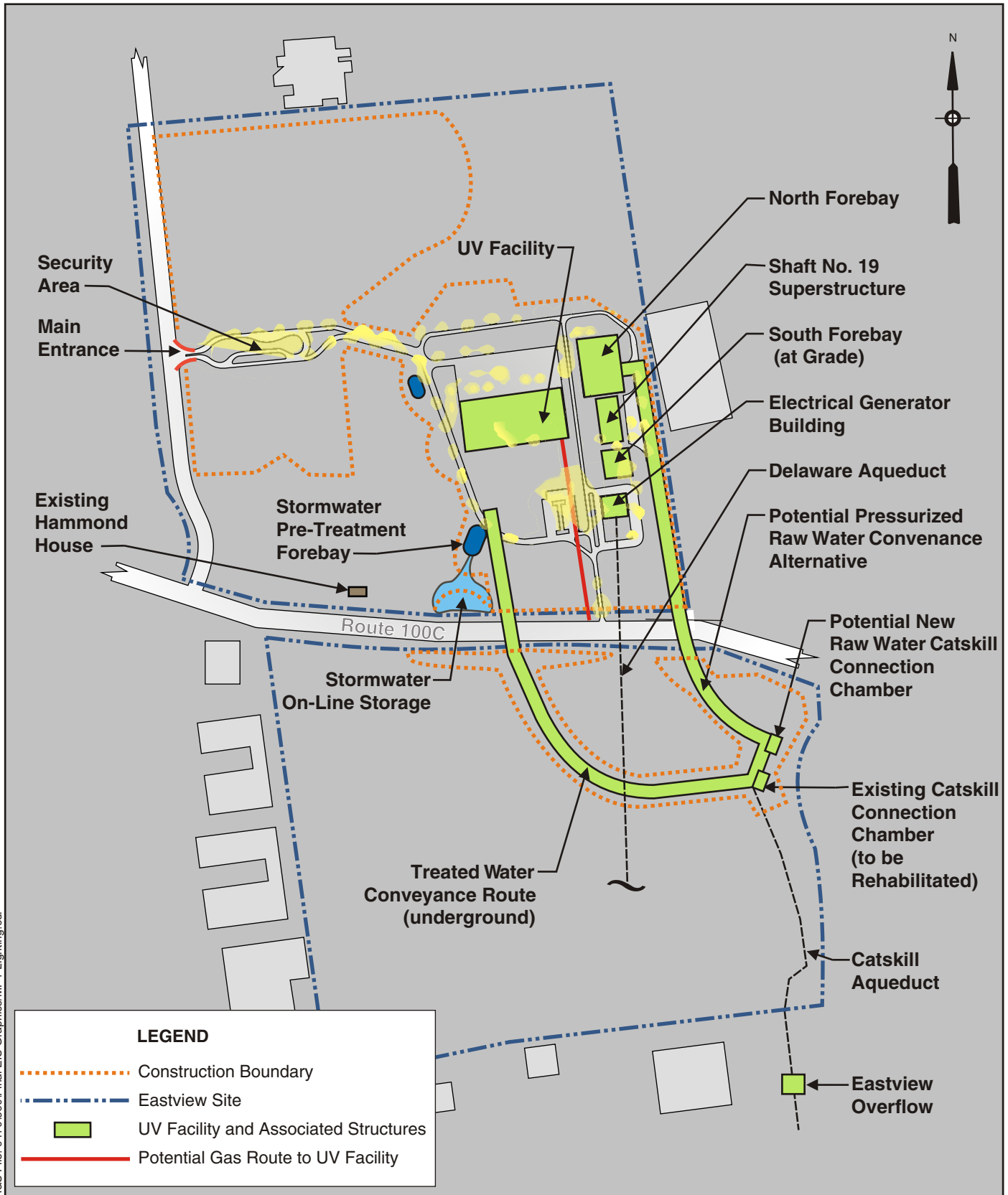
**Study Area.** From adjacent locations within the Towns of Mount Pleasant and Greenburgh, the proposed UV Facility would produce few, if any, visual effects from afar relative to the existing structures around the Eastview Site, particularly in comparison to the eight-story, 233,579-square-foot Westchester County Correctional Complex, the 403,000-square-foot Westchester Medical Center, and a 490-foot telecommunications tower (see [Photographs 26 of Figure 4.3-15](#)). Due to undulating terrain and intervening vegetation, roadways, and buildings, the proposed facility would not be visible from many viewpoints to the north and west. Within the immediate vicinity of the Eastview Site, the main disinfection building would be visible from the County Laboratories, the Westchester County Correctional Complex and other structures on Grasslands Reservation. However, the proposed UV Facility would not be out of character with these structures.

Because a large portion of the existing vegetation on the Eastview Site would be removed during construction activities (including the other NYCDEP proposed projects), the proposed UV Facility would be visible from Route 100C (see [Photographs 27 & 28 of Figures 4.3-16 and 4.3-17](#)). Although the main disinfection building would be partially visible from this location, it would be similar in scale and appearance to the County Laboratory. From Walker Road the proposed UV Facility would not be immediately adjacent or visually intrusive in background views containing the Hammond House. Vegetation surrounding Hammond House would not be removed or altered as a result of the proposed project. The proposed UV Facility would not be visible from residences along Taylor Road; the closest residential area located to the southeast of the Eastview Site.

To maintain the visual character of the surrounding areas, extra care would be taken to prevent glare and minimize light seen outside the facility. Lighting along interior site roadways would be placed on 20 foot poles, and would illuminate at 250 Watts MH<sup>4</sup>. The lighting would be directed at the proposed structures and would be kept to the minimum needed for security purposes; therefore, much of the surrounding vegetation in the area would inhibit site lighting from reaching adjacent locations to the south, including the Taylor Road neighborhood. [Figure 4.3-19](#) illustrates the distribution of lighting within the Eastview Site.

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<sup>4</sup> MH=metal halide



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NOT TO SCALE

# UV Facility Illumination Plan

Catskill/Delaware UV Facility

Figure 4.3-19



From some elevated locations in the Town of Greenburgh (e.g. southeast of the Eastview Site), minimal views of portions of the proposed UV Facility's roof could possibly be visible. However, these distant views would potentially only include the top of the building, exhaust louver towers, the barreled roof and photovoltaic panels on the roof in the distance, beyond treetops in the fore and middle of the viewshed, yet below the horizon line. The Westchester County Correctional Complex and adjacent telecommunications tower would continue to dominate the skyline and remain the most visually prevalent structures in the area. Similarly, the above grade portion of the main disinfection building would be visible from distant adjacent locations such as the Critical Environmental Areas (CEAs) within the Town of Greenburgh, which include hilltops above 400 feet. However, the CEAs from which views of the Eastview Site may be available are private property and not open to the public (e.g., the ridge located just outside the study area west of the Saw Mill River Parkway) due to the respective ownership (i.e. private property or government owned land). Because of the lower elevations of the Kensico and Gate of Heaven Cemeteries, the proposed UV Facility would not be visible from these locations.

In sum, although the proposed UV Facility would somewhat alter the views of the study area, the proposed project would not have any significant adverse impacts on visual character in the study area.

#### **4.3.3.1.2. With Croton Project at Eastview Site**

**Eastview Site.** As discussed in [Section 4.3.2.2.2 Future Without the Project, With Croton Project at Eastview Site](#), the Croton project, the NYCDEP Police Precinct, developments associated with the KCT project, and possibly the Administration/Laboratory Building would develop the Eastview Site as a light-industrial water supply complex. By the anticipated year of operation, the Croton project would include one building located in the northwest corner of the 83-acre north parcel. This building would be 65 feet high with a footprint of approximately 262,000 square feet on a 12-acre area. With the introduction of the proposed UV Facility, the site would be further developed as a light-industrial water supply complex. The proposed UV Facility, when added to the already developed site, would be consistent with the scale and character of the surrounding area, and would not result in a significant adverse impact.

Under the Croton project, a portion of the northwest corner of the north parcel would be cleared of most trees and vegetation. The proposed UV Facility would clear additional trees and vegetation on the southwest and southeast portion of that parcel as well as corridors within the eastern portion of the south parcel. However, the trees in the northeast corner of the north parcel would be preserved as well as the trees surrounding the Hammond House. This would further contribute to the development of the Eastview Site as a light-industrial area and would not be out of character with the surrounding area (see [Section 4.14, Natural Resources](#), for details).

Most of the visual effects related to the operation of these new facilities would be confined to the site itself. While the existing natural appearance of the Eastview Site would be altered, especially as seen from views along Walker Road, Route 100C and Dana Road, such a change would not be considered significantly adverse given: (1) the overall non-residential context of the site, including the large scale nature of the surrounding facilities (i.e. Westchester County

Correctional Complex, the Croton project, Bee-Line Bus Facility, and County Laboratories); (2) the types of viewers would include employees working within Grasslands Reservation and motorists on Route 100C and not viewers out for a scenic drive; and (3) due to the topography of the Eastview Site, there would be few locations from which the viewer could see both the Croton project and the proposed UV Facility.

**Study Area.** As stated above in the Future Without the Project, the visual resources and urban design in the study area are not anticipated to significantly change whether or not the Croton project is located at the site. The addition of the proposed UV Facility to the study area is also not anticipated to change the character of the surrounding area, since the UV Facility would continue the development of the Eastview Site as a light-industrial water supply complex.

The development exemplified by the Croton project and proposed UV Facility would be consistent with the scale and character of the surrounding area. The visual quality of the area is not anticipated to be significantly impacted from the addition of the proposed UV Facility, because the size, scale and developed nature of the Eastview Site would not be inconsistent with the suburban character and built-out conditions surrounding the site. At night, site lighting would be directed at the on-site facilities and would be kept to the minimum needed for security purposes; furthermore, much of the surrounding vegetation would inhibit site lighting from reaching adjacent locations to the south, including the Taylor Road neighborhood.

#### **4.3.3.2. Potential Construction Impacts**

The anticipated year of peak construction for the proposed project is 2008. Therefore, potential construction impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2008.

For the peak year, two scenarios are assessed: one in which the NYCDEP Croton Water Treatment Plant (Croton project) is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. Therefore, potential construction impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2008 for both of these scenarios.

#### **4.3.3.2.1. Without Croton Project at Eastview Site**

Construction of the proposed UV Facility and accompanying structures would commence in May 2005, and would last for approximately five years. Construction of the proposed UV Facility would substantially change the appearance of approximately 66 acres (61 on the north parcel and 5 on the south parcel) of the 149-acre site as a result of removing all of the existing vegetation within the construction disturbance area. Most of the permanent disturbance to the land would occur on the eastern portion of the north parcel, where the main buildings would be erected and modifications to the existing connection chambers would take place below ground, while the western side of the north parcel would be used as a staging and stockpile area and would be restored upon completion of construction where possible. Additional disturbance would take place on the eastern side of the south parcel. Trees located around the Mine Brook in the northeastern corner of the north parcel would not be impacted by the construction activity.

During Construction of the proposed UV Facility, the stockpiled excavated material on the western side of the north parcel could potentially reach a maximum height of approximately 40 feet (it is anticipated that the average height would be approximately 16 feet). Furthermore, the length and height of the stockpiled material area would vary based on construction demands and the practicality of the available acreage on-site. The stockpiled material would be visible from the surrounding roadways, but since they would be temporary in nature, no significant adverse impacts are anticipated from stockpiling excavated material at the Eastview Site.

Initial construction activities on the site would entail installing the stormwater management system (including stormwater detention basins), clearing of the vegetation, installing roads, and installing fencing around the perimeter of the 66-acre construction area. As described in the Project Impacts section, the northern, western, and a portion of the eastern perimeter of the north parcel would be bounded by cable barriers; and 30 foot wide ditches lined with rip rap would also be installed along the northern and western perimeters of the north parcel. During the beginning phase of construction, double Jersey barriers would be installed along Route 100C from the Mine Brook wetlands to the eastern boundary of the site. The area between the barriers would be filled with dirt to provide additional protection of the site; the barriers would be removed upon completion of construction.

Heavy equipment such as a tunnel boring machine, construction trucks, cranes, and other materials would be located on the site during construction; these types of equipment would be visible from various adjacent vantage points, but these views would be temporary. During the peak years of activity, a substantial amount of parking would be needed. During the peak period of construction employment for the proposed UV Facility (2008), a maximum of 480 construction workers would be present on-site on any given weekday. Parking would be provided within the 66-acre construction area, which would be fenced in.

Measures to avoid or minimize a potential significant adverse noise impact at the Hammond House (as discussed in [Section 4.11, Noise](#)) could include temporary noise barriers or the use of walled enclosures around noisy construction activities. These noise barriers could be positioned along the boundaries of the construction area. The primary purpose of the temporary noise barriers would be to reduce potential elevated stationary noise levels from the construction

equipment. However, they would have the added benefit of screening such equipment from views into the site. The noise barriers would be removed upon completion of the construction. Views of the noise barriers would not have any significant impacts on visual character to the study area. Although they may be partially visible from the historic Hammond House, their use would be temporary and therefore would not have a permanent effect on the visual context of this historic resource. The barriers would not be visible from any of the critical environmental areas or other visual resources in the study area.

**Study Area.** From adjacent locations within the Towns of Mount Pleasant and Greenburgh, the construction of the proposed UV Facility would produce temporary visual effects relative to the existing structures around the Eastview Site (i.e. a large portion of the existing vegetation on the Eastview Site would be removed, and the proposed UV Facility site could be visible from certain points along Route 100C). Due to undulating terrain and intervening vegetation, roadways, and buildings, certain construction activity would not be visible or would be hidden from some viewpoints surrounding the Eastview Site. The elevated berm between Route 100C and the project site would be leveled for the treated water tunnel from the UV Facility and also for the potential raw water tunnel from the Catskill Aqueduct. However, the berm between these two water conduits would be preserved and would reduce the number of viewpoints of the site from Route 100C. Cranes that are taller than the surrounding vegetation, stockpiled excavated material, and trucks that would be traveling to and from the site could potentially be visible from viewpoints surrounding the site.

The entire construction area would be fenced; this includes the staging and stockpiling area located to the west of Mine Brook. The construction fencing would be chain-link and provided for security against trespassing; the fencing would not be designed as a visual barrier. Vehicles passing the site on Walker Road, Dana Road, and Route 100C could observe the construction area in the locations where the existing ground elevation does not obstruct the view. What is observed from these immediate, nearby roads would change over the course of the construction of the proposed UV Facility. Initially upon clearing the site, equipment and temporary storage and office trailers, as well as the construction security entrance off of Walker Road, would be visible. The stockpiling of excavated material would be the most obvious visual item early in the project, and would by default screen the main area of the work on-site. As the facilities are constructed, the material stockpiles would be removed as they are used for backfill. Towards the second half of the proposed project, the majority of the work would be performed within the new structures and would not be directly observable. All areas of work would be maintained and kept orderly throughout the term of construction.

It is not anticipated that proposed construction on the north parcel would significantly impact residents in the area. Vegetation surrounding the Hammond House would not be removed or altered during construction of the proposed project and the nearest major construction work to the House would be approximately 210 feet away. The proposed construction work on the north parcel would not be visible from residences along Taylor Road, the closest residential area to the site. However, construction work near the CCC could be visible from the back yards of homes along the west side of Taylor Road. Construction in this area would be characterized by the installation of below-grade connections to the Catskill Aqueduct for the treated and possible raw water conveyances. Any visual impacts to the residents along Taylor Road would be temporary

in nature. Lighting, if used during construction, would be directed at the on-site construction activity and would be kept to the minimum needed to conduct construction work; furthermore, much of the surrounding vegetation would inhibit site lighting from reaching adjacent locations to the south, including the Taylor Road neighborhood. Upon completion of construction, the area would be returned to its present condition.

#### **4.3.3.2.2. With Croton Project at Eastview Site**

**Eastview Site.** In addition to the Croton project and other proposed NYCDEP projects (including the NYCDEP Police Precinct, the Administration/Laboratory Building and the KCT), the proposed UV Facility is also planned to be constructed on the Eastview Site.

In addition to the approximately 30 acres in the north parcel that would be disturbed by the Croton project, the proposed UV Facility would disturb approximately an additional 31 acres on the north parcel and five acres on the south parcel. Most of the disturbance by the proposed UV Facility would be concentrated in southern portion of the north parcel. The southeastern portion would be disturbed by construction of the facility itself and the southwestern portion would be disturbed as a result of being utilized for construction staging. The construction of the proposed UV Facility would contribute to the disturbed nature of the Eastview Site. The wooded area in the northeastern corner of the north parcel would remain undisturbed as well as the trees surrounding the Hammond House.

**Study Area.** From adjacent locations within the Towns of Mount Pleasant and Greenburgh, the construction of the proposed UV Facility would contribute to the temporary visual effects already existing on site as a result of the ongoing construction of the Croton project at the Eastview Site. Due to undulating terrain and intervening vegetation, roadways, and buildings, most of the additional construction activities associated with the proposed UV Facility would not be visible or would be hidden from many viewpoints surrounding the Eastview Site.

From some elevated locations in the Town of Greenburgh (e.g. southeast of the Eastview Site), views of the proposed UV Facility construction work in addition to Croton project construction could be visible. These distant views could include tall cranes and other large machinery to be used on site, beyond treetops in the fore and middle of the viewshed, yet below the horizon line. These tall cranes would be indistinguishable from the similar construction equipment being used for the Croton project. The Westchester County Correctional Complex and adjacent telecommunications tower would continue to dominate the skyline and remain the most visually prevalent structures in the area. Lighting, if used during construction, would be directed at the on-site construction activity and would be kept to the minimum needed to conduct construction work; furthermore, much of the surrounding vegetation would inhibit site lighting from reaching adjacent locations to the south, including the Taylor Road neighborhood.

During the peak years of activity for the Croton project (2008), 652 construction workers would be present on-site on any given weekday. With the construction of the UV Facility occurring at the same time, an additional 480 construction workers would be present on site on any given weekday. Given the site constraints resulting from both the Croton project and the proposed UV Facility being under construction at the same time, there would not be sufficient space on-site to

provide on-site parking. Therefore, four off-site parking options are evaluated as part of the project. See [Section 4.9, Traffic and Transportation](#), for further details. It is not anticipated that workers parking in these off-site parking locations would result in significant adverse visual character impacts because the introduction of these worker vehicles to these locations would not change the visual context of the locations since they are designed and anticipated to have large numbers of vehicles at these locations.

In summary, most of the visual effects related to the construction of facilities at the Eastview Site would be confined to the site itself. Although construction activities would change the existing natural appearance of the site, such a change would not be considered significantly adverse given the overall non-residential context of the site, including the adjacent Westchester County Correctional Complex, Bee-Line Bus Facility, County Fire Training Center and other forms of development; and the types of viewers, including employees working within Grasslands Reservation and motorists. Overall, the visual effects of constructing the proposed UV Facility would be temporary and therefore no significant adverse impacts would be anticipated to occur.

#### **4.3.4. Potential Impacts of Relocating the Hammond House**

NYCDEP may choose in the future to relocate the Hammond House from the Eastview Site to another location as part of the proposed UV Facility project due to security concerns associated with a private residence being located on the same site as critical components of the City's water system. As shown in [Section 7, Alternatives, Figure 7-8](#), which shows the NYCDEP's comprehensive long-term plan for the site, the Hammond House would be an isolated residential use surrounded by NYCDEP's water supply facilities. Therefore, moving the Hammond House from the Eastview Site would make the site further resemble the light industrial/ water supply context that the proposed projects would bring in to the area. Since that matches the context of the surrounding area the removal of the Hammond House would not have a significant adverse impact on the visual resources and urban design of the Eastview Site.